



Holland Road - £425,000

Stanford  
Est 2005



# 2a Holland Road, Southampton, SO19 9FW

**Price Guide £425,000**

Stanford Estate Agents are delighted to offer for sale this well presented, three double bedroom extended detached family home, perfectly situated in this highly sought after area close to local schools, shops and amenities. The property offers spacious and versatile accommodation including two good sized reception rooms, a modern fitted kitchen and utility room, downstairs shower room, a cloakroom and upstairs family bathroom. Benefits include a large secluded rear garden, a 19ft garage and ample off road parking to the front. This really is a truly wonderful property and internal viewings are strongly recommended to avoid disappointment. Offered with no onward chain.

**Porch:**

Double glazed window to front aspect, door to entrance hall.

**Entrance Hall:**

Stairs to first floor landing, double glazed window to living room, doors to other rooms.

**Living Room: (15'5" x 11'4")**

Double glazed window to front aspect, warm air vent, double doors to lounge/diner.

**Lounge/Diner: (21'2" x 12'8")**

Double glazed windows to rear and side aspect, wood laminate flooring, sliding doors to garden.

**Kitchen: (11'8" x 9'4")**

Modern range of wall and base level units with rolled edge worksurfaces, stainless steel sink and drainer, free standing oven with extractor hood over, double glazed window to rear aspect, door to utility room, space for a dishwasher, tiled walls, wood laminate flooring, storage cupboard, doors to lounge/diner and hallway.

**Utility Room: (11'11" x 9'4")**

Space and plumbing for a washing machine, tumble dryer and fridge/freezer, double glazed window to rear aspect, door to garden, storage area with access to front aspect.

**Cloakroom:**

Low level WC, part tiled walls.

**First Floor Landing:**

Double glazed window to side aspect, access to loft, doors to bedrooms and family bathroom.

**Bedroom One: (22'7" x 9'4")**

Double glazed window to rear aspect, built in wardrobes.

**Bedroom Two: (12'10" x 9'4")**

Double glazed window to front aspect, hand wash basin, built in wardrobes and cupboards.

**Bedroom Three: (11'2" x 9'5")**

Double glazed window to rear aspect, space for wardrobes.

**Family Bathroom:**

Modern suite comprising jacuzzi bath with shower over, low level WC, pedestal hand wash basin, double glazed window to front aspect, heated towel rail, tiled walls and flooring.

**Front:**

Large driveway providing ample off road parking, access to garage, surrounded by mature shrub and hedgerow borders

**Garage: (19'8" x 9'0")**

Power and light, metal up and over door, door through to and from the utility room.

**Rear Garden:**

Private and secluded with a paved seating and entertaining area perfect for barbecues and family gatherings, steps down to mainly laid to lawn with mature shrub borders, panel fence surround and storage shed.

**Other Information:**

Local Council: Southampton City Council

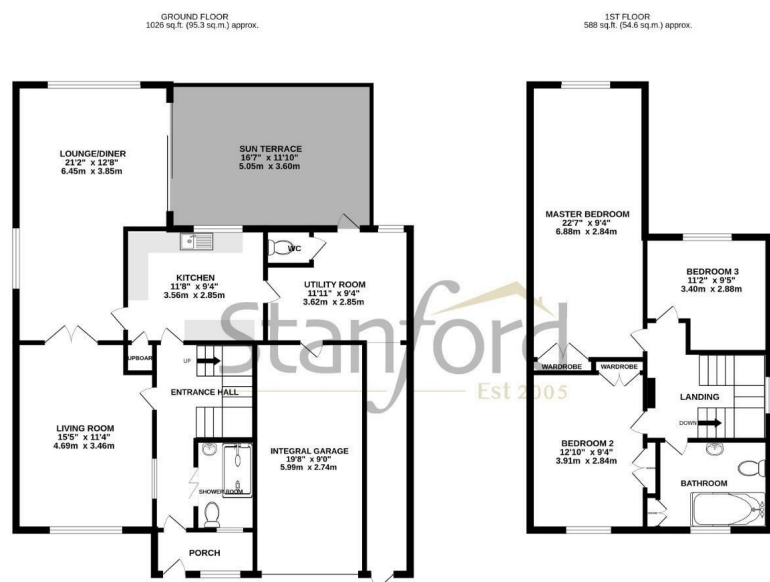
Council Tax Band: C

Local Primary School: Woolston Infant School/Ludlow Junior School

Secondary School: Weston Secondary School/Oasis Academy Sholing

Sellers Position: No Forward Chain

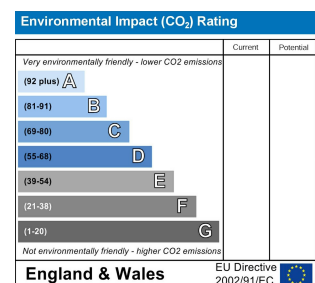
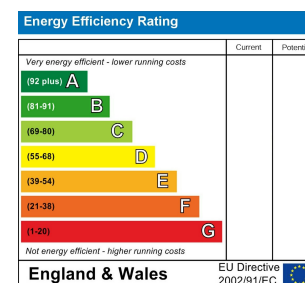
Viewing: By Appointment



**TOTAL FLOOR AREA:** 1614 sq. ft. (149.9 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of actual rooms, fixtures and fittings are approximate and do not constitute a guarantee of any kind. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hoxpox 2021



**Tel:** 023 8202 9966  
**Email:** [bitterne@stanfordestateagents.co.uk](mailto:bitterne@stanfordestateagents.co.uk)  
**Address:** 394Bitterne Road, Bitterne, SO18 5RS



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

